

1305 Stewart Street Vacation Community Engagement Correspondence

December 9, 2022



Dear Neighbor,

As you may know, PMB LLC is a leading healthcare developer and has acquired two adjacent parcels at 1305 Stewart Street in Seattle's South Lake Union neighborhood. We are planning to build a 15-story life science research tower with below-grade parking.

The site is zoned SM-SLU 240/125-440 and is bound by Stewart Street, Denny Way, and Eastlake Ave East.

You can find more information at our website www.1305stewartalleyvacation.com

Proposed Alley Vacation:

This project includes a proposed alley vacation that would improve the building's efficiency and design, as well as create a better connection to the neighborhood.

As part of the alley vacation process, we have proposed on-site public benefits in exchange for vacating the alley.

Upcoming Virtual Open House

Consistent with the City of Seattle's Department of Neighborhood outreach for alley vacations, we are seeking your feedback and input, regarding our proposed public benefits package for the alley vacation.

We are hoping you can join us for one of the **two virtual Open Houses** we will hold to discuss this further:



- **5:00 – 6:00 pm Monday, December 19, 2022**
- **5:00 – 6:00 pm Tuesday, December 20, 2022**

During the Virtual Open House, we will present materials related to our project, the alley vacation, and our proposed public benefits package and answer any questions or comments you may have. We will also have a survey on the website that you can fill out to communicate what public benefits are most important to you. (Note: Because the alley vacation is a public process, information shared in these meetings by attendees will be considered public.)

Project information and the Zoom link to join the virtual Open House events can be found at:
www.1305stewartalleyvacation.com.

Please scan the QR code to take our survey.



To find out more information about the project, please visit the Seattle Services Portal at <https://cosaccela.seattle.gov> and search by the project number 3034882.

We value your input and look forward to speaking with you soon!

Sincerely,



Ben Rosenfeld | PMB Real Estate Services | info@1305stewartalleyvacation.com

door to door outreach

SDC Comment:

Revise the public outreach strategy to include more substantial engagement with nearby developments

Who we contacted:

- 24 Hour Fitness
- Alley South Lake Union
- Amazon Mayday
- Arion Court
- Balfour Place
- Bloom
- Clear Hearing & Audiology
- David Colwell Building
- DESC 1811 Eastlake
- Espresso Vivace
- Feathered Friends
- Fresh Deli & Mart
- GolfTec
- GoPT Physical Therapy
- Kinects Tower
- Kremwork
- MetPark East
- MetPark North
- Nexus Seattle
- Paramount Dental Center
- Play It Again Sports
- Razzi's Pizzeria
- Seattle's Best Karaoke
- Seven-Eleven
- Shred 4|15

Design related comments:

- Safety & Security. One community member noted that it's important to have lighting and security measures in the public space, as the area around the freeway can be dangerous.
- Usage. One community member inquired about using the vacated space when they have larger than normal gatherings by the community pea patch.

Non-design-related comments:

- Location. Community members inquired where the building is located, where the alley that's being vacated is located, what the building will be used for, when it will be constructed, and what the building height will be. One community member expressed concern that the building will block light for neighbors to the south.
- Retail. One community member inquired what kind of retail will be in the new building.
- Existing Tenants. One community member expressed support for the existing tenants to be relocating.

Miscellaneous comments:

- Support. One community member expressed support for making improvements in the neighborhood. Another community member expressed appreciation for future use of the public space.
- Outreach. One community member thanked the outreach team for providing the opportunity to provide feedback.
- Other. One community member inquired whether they can leave their cards in the lobby.

community outreach + outcomes

South Lake Union Community Council (February 21, 2023, virtual meeting)

- Highly supportive of improving a major gateway into the city and improving pedestrian and bike safety and connections
- Confirmed all loading/trash/recycle is happening at a single access point off Eastlake inside the building
- **Outcome:** Confirmed project design and direction.

Seattle Neighborhood Greenways (Gordon Padelford and Mark Ostrow)

- Advocated for supporting Thomas Street improvements
- Do not think improvement to lower Denny Way will be utilized
- **Outcome:** Continue to focus on improving public safety and developing connections to adjacent facilities and corridors.

Transportation Choices Coalition (April 20, 2023, virtual meeting with Alex Hudson in her personal capacity)

- Curbless streets have not been done well to date, supports a more pedestrian focused type of street.
- Lighting is very important to transit users in the neighborhood (Alex Hudson uses the bus stop fronting 1370 Stewart). Better lighting along Eastlake, Lower Denny and under bridge.
- Supportive of safety improvements for pedestrians
- **Outcome:** Focus on transit riders needs to include well-lit sidewalks and safe crossings of arterial streets.

Mirabella (June 16, 2023, virtual meeting with Travis Duncan, Ruth Benfield, and John Pehrson)

Highly supportive of the project.

- YouthCare is very important to them, as they are a top partner in the neighborhood.
- **Outcome:** Continue to work with YouthCare.

community outreach + outcomes

YouthCare (February 6, and June 29, 2023, virtual meeting with staff and board members)

- Lighting is important, as many of their clients use nearby transit and Eastlake feels unsafe at night
- YouthCare is expanding in Capitol Hill at Broadway and Pine, they are currently working with Urban Artworks on this project
- Good potential for seasonal use of Lower Denny Way with access to power and storage room.
- **Outcome:** Design team to serve lunch at Orion Center followed by a community meeting with young adult clients on 9/11/23. Plan to review design and integrate feedback. Urban Artworks kick-off meeting on 8/10/23 to engage YouthCare clients in development of murals at Lower Denny Way.

Immanuel Lutheran Church (June 15, 2023, virtual meeting with Pastor Priscilla Paris-Austin and Candi Olson)

- Asked for developer's support for Cascade neighborhood initiative for Tiny Houses on vacant property at John Street and Yale Ave.
- Highly supportive of programming Lower Denny Way with food trucks, noting lack of food trucks west of Fairview.
- Advised that programming be child-friendly, but not child-focused; lean more towards young adult / adult community building.
- Noted that Lower Denny offers a paved, flexible space with power and water that does not exist elsewhere in the neighborhood; potential to be used occasionally in summer for outdoor worship.
- **Outcome:** Project to support Immanuel Lutheran's Food Bank with periodic food drives from tenants. Immanuel Lutheran to share deck with council members for additional feedback and follow-up with project team for an ongoing relationship.

Cascade Neighborhood Council (June 21, 2023, in person meeting at the CNC monthly meeting hosted by co-chairs Kim Johnson and Candi Wilvang)

- CNC lacks consistent space for outdoor seasonal events.
- Offered ideas such as an Art Walk, Ping Pong, Mini Golf, Concerts, Solar Power Cell Phone Charger, Methane Dog Poo Light at the new proposed site.
- Offered CNC sustainable guidelines developed in 1997 for consideration.
- **Outcome:** Agreed to meet again late summer and before SDC Public Benefits meeting.

YMCA Bold & Gold (June 27, 2023, Geoff Eseltine, Director of Outdoor Research and Corin Eckley, Program Director)

- Potential use of Lower Denny Way for larger than normal or different gatherings than in the Cascade Park
- **Outcome:** YMCA to discuss potential uses of the site.

----- Forwarded message -----

From: **Info 1305 Stewart** <info@1305stewartalleyvacation.com>

Date: Thu, Dec 15, 2022 at 11:54 AM

Subject: Proposed Alley Vacation at 1305 Stewart St.

To: <cncouncil@yahoo.com>

Hello Cascade Neighborhood Council,

I'm writing today on behalf of PMB LLC, a leading healthcare developer, that has acquired two adjacent parcels at 1305 Stewart Street in Seattle's South Lake Union neighborhood. We are planning to build a 15-story life science research tower with below-grade parking. The site is zoned SM-SLU 240/125-440 and is bound by Stewart Street, Denny Way, and Eastlake Ave East.

The project includes a proposed alley vacation that would improve the building's efficiency and design, as well as create a better connection to the neighborhood. As part of the alley vacation process, we have proposed on-site public benefits in exchange for vacating the alley. Attached you will find the community letter that has been mailed to businesses and residents located near the property, which includes information on how to join our upcoming Zoom Open House meetings on December 19th or 20th and how to participate in our survey. You can also find more information at our website www.1305stewartalleyvacation.com.

As a valued stakeholder in SLU, we would like to offer the CNC a briefing on the project, the proposed alley vacation, and associated public benefits. Please let me know if this is of interest to you and we can set up an in-person or Zoom meeting with the PMB team.

Thank you,
The PMB Outreach Team

April 14, 2023

Dear Cascade Neighborhood Council Executive Board:

The City of Seattle shared with us your comment letter on our project at 1305 Stewart Ave. from the end of March and we wanted to reach out to you in the hopes of setting up a briefing about the project and associated alley vacation. Your letter indicated it was too late for comments, but that is not the case, and we welcome your feedback.

In addition, your comment letter contained additional questions about a 'loss of low-income housing' and concerns about the El Corazon / The Funhouse venues. We've included a letter from the owner that we hope helps address your concerns.

Additionally, we'd reached out to you via the email address on your website (as early as December 2022) to offer a briefing – let us know if there's a better way to reach you. That email is also included. We've also included the letter that was mailed to the neighborhood in December and was attached to the December email – your stated that you did not receive a copy...if you can please confirm your physical mailing address, we're happy to double-check it with our mail house.

We're looking forward to hearing from you and connecting soon.

Sincerely,



Ben Rosenfeld
PMB

From: [CNC Seattle](#)
To: [DuBois, Jeanette](#)
Cc: [Barnett, Beverly](#); [Doherty, Erin](#); [CNC Seattle](#)
Subject: Re: 1305 Stewart St Alley Vacation Secondary Review Request
Date: Thursday, March 30, 2023 1:28:05 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

CAUTION: External Email

Cascade Neighborhood Council Response to proposed Alley Vacation in Block 24, Pontius Fourth Addition, bounded by Lower Denny Way and Eastlake Ave in the South Lake Union Neighborhood (Clerk File 314512).

Thank you for the opportunity to comment, we are delayed in our response because it has taken members by surprise. We are informed about the historic loss in our neighborhood, and quickly asked to respond about Alley Vacation Public Benefits. CNC has been an organization since 1996, some executive members have been members of Cascade community council since the seventies, but yet none of us had a heads up about this project until now. It is not conducive to our Neighborhood Sustainable Guidelines to replace long time, low income housing, and historic music venue, with offices. The CNC is extremely saddened at these two huge losses to the character of our neighborhood again. None of our members attended the SLUCC meeting outreach in February, perhaps someone took minutes that we could review? We are curious if Historic Seattle has given a look at this location as possible nomination for preservation? And also has there been any news articles we missed about this proposal? None of our members received a mailer mentioned, 750 foot radius? I guess CNC address was not included?

After the loss of such important life necessities like affordable housing, and historic live music venue for Seattle community, the public benefits proposed for Alley Vacation seem minimal. Public Space and Public Benefits have yet to be realized at many other developed sites promised in Cascade Neighborhood. Since 2012, CNC has had no community space to even hold a meeting for our members and have relied on low income apartment community rooms to fill that need.

Cascade Neighborhood Council would recommend that the public benefits proposed in the Alley Vacation, should at the very least include an outdoor space for music and live performance in addition to the public art installations proposed. And because of the housing loss, the public benefits should be something our neighborhood needs, like live/work artist space, incorporated into the unwanted office building.

Our members have a lot of questions about who the developers are, and what obligation to notify the neighborhood and existing tenants at the location of development. Will they be offered relocation? or invited back as tenants after project completion? Thank you for anymore materials and info you might have on the process of letting historic buildings and businesses be destroyed on little community input.

CNC would support vacation if public benefits were substantially increased for such a huge loss to Seattle.

Respectfully, Cascade Neighborhood Council Executive Board
Mertiss Thompson, Ruth Hamada, Kim Johnson and Candi Wilvang
<https://cncouncil.com/>

On Wednesday, March 29, 2023 at 11:57:23 AM PDT, DuBois, Jeanette <jeanette.dubois@seattle.gov> wrote:

Hello. I wanted to check back in with you on comments for the below referenced Vacation petition. I am currently collating all of the comments received and would like to be able to include any input you may have on the project's vacation petition.

Please send me an email back with these comments at your earliest convenience.

Thank you,



Jeanette Du Bois

Street Vacations Specialist

Public Space Management, Street Use

City of Seattle, [Department of Transportation](#)

O: 206-684-5215 | M: 206-445-3130 | jeanette.dubois@seattle.gov

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Pronouns: She/Her

From: CNC Seattle <cncouncil@yahoo.com>
Sent: Tuesday, March 7, 2023 12:56 PM
To: DuBois, Jeanette <Jeanette.DuBois@seattle.gov>; DuBois, Jeanette <Jeanette.DuBois@seattle.gov>
Cc: Barnett, Beverly <Beverly.Barnett@seattle.gov>
Subject: Re: 1305 Stewart St Alley Vacation Secondary Review Request

CAUTION: External Email

Thank you for the information we will review and get back to you with our comments by March 13th. - CNC-

On Monday, February 27, 2023 at 02:44:05 PM PST, DuBois, Jeanette <jeanette.dubois@seattle.gov> wrote:

Hello. You have been identified as a contact of interest on the following project. We received a petition from Denny and Eastlake Limited Partnership / Denny and Stewart Limited Partnership for the vacation of the alley in Block 24, Pontius Fourth Addition, bounded by Lower Denny Way and Eastlake Ave in the South Lake Union Neighborhood (Clerk File 314512). Attached is a summary of the vacation proposal and project information for your review and comments. We are asking for comments on the vacation proposal prior to our forwarding a recommendation to the Seattle City Council.

We would like to receive your comments by March 13, 2023. Comments are accepted throughout the review period however early comments are essential for timely coordination. Your review is important in the evaluation of the proposed alley vacation.

You can access all of the petition materials by going to the [City Clerk](#) and searching for Clerk File 314512. A link to the full application is provided here: [Clerk File 314512](#)

How to comment:

- Please email comments to me.
- Comments become part of the official public record and are included in the SDOT recommendation to the City Council.

Please contact myself or Beverly Barnett at Beverly.Barnett@Seattle.gov if you have any questions.

Thank you,



Jeanette Du Bois

Planning & Development Specialist, Street Vacations
Public Space Management, Street Use

City of Seattle, [Department of Transportation](#)

O: 206-684-5215 | M: 206-445-3130 | jeanette.dubois@seattle.gov

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Pronouns: She/Her

April 5, 2023

Ben Rosenfeld, Senior Vice President
Doug Clerget, Senior Vice President
PMB LLC

RE: Cascade Neighborhood Association Letter

Dear Ben and Doug,

In response to the letter you forwarded to me from the Cascade Neighborhood Association, I thought it would be helpful to clear up some of the organization's comments regarding the proposed project at 1305 Stewart Ave. As you know, redevelopment of this site would include the land Eastlake East Associates, LLC, owns, which is currently home to El Corazon and The Funhouse.

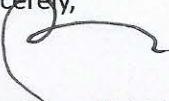
The letter commented on the neighborhood's loss of these music venues, and I want to reiterate that El Corazon and The Funhouse are voluntarily leaving the location, the facility having become obsolete, and are actively looking for new space in Seattle. They are not closing their doors or leaving the city, and are looking forward to the opportunity to find a site in the city that better suits current operational needs.

To that end, we have sought and received an active demolition permit for the building. With your help we are confident that El Corazon and The Funhouse can find a new location that ensures they will be part of the Seattle music scene for decades to come. We are also looking forward to a new Live Nation venue of similar size in the Denny Triangle neighborhood, so there will certainly be no shortage of music in the area.

Additionally, the Cascade Neighborhood Association letter mentioned the loss of low-income housing in our building. I would like to be very clear that there are no residential leases in the building, nor have there been during the over 20 years of our ownership. We do not operate low-income housing. Uses above the venues are related to current site operations, including a green room for bands, offices, storage, and band practice spaces. As I understand it, however, your company will contribute significant fees to a city fund supporting affordable housing, as it develops a new structure supporting cutting edge medical research, of which I am in full support.

Hopefully this clarification is helpful. Please let me know if you have any questions.

Sincerely,



Pete Sikov, LLC Manager
Eastlake East Associates, LLC
PO Box 12577
Everett, WA 98206

YOUTH CARE



ENGAGEMENT



EARLY INTERVENTION &
SPECIALIZED SERVICES



SHELTER & HOUSING



EDUCATION



EMPLOYMENT

November 9, 2023

Dear Michael Jenkins and Beverly Barnett,

It is with enthusiasm that we submit this letter of support for the 1305 Stewart project.

The Lower Denny pedestrian street included in the project is set to add key amenities and opportunities for community engagement which will benefit youth who access services with YouthCare. In reflection of its community-centered design, the 1305 Stewart project team met with young people at the Orion Center to receive input on the project plan and have affected improvements in accordance with that input. YouthCare has full confidence that the project at 1305 Stewart will be a valuable addition to the South Lake Union neighborhood. We offer our support and excitement for this project.

Sincerely,

Degale Cooper
Chief Executive Officer

Becca LaNasa
Senior Director of Engagement and Workforce Services